



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, June 24, 2019 - 5:30 p.m.

1. **CALL TO ORDER**
Mayor Knox H. White
2. **INVOCATION**
Councilmember Amy Doyle
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
The following members of City Council were in attendance: Mayor Knox White, Amy Doyle, Lillian Flemming, Wil Brasington, Russell Stall, and George Fletcher

Absent: Jil Littlejohn
5. **APPROVAL OF THE MINUTES**
June 10, 2019; Approved as submitted
June 17, 2019; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Randall Maddox, 632 S. Main Street (27 Boggs Street), spoke on a trash issue along Boggs Street and provided photographs showing his concerns. Mr. Maddox stated he has been told the businesses are not up to code and requested Council correct the problem.

Public Works Director Mike Murphy provided information on the City's purchase of new underground trash cans and efforts to finalize a lease agreement to install the cans. Mr. Murphy stated the second and final reading of a lease agreement should come to Council on July 8 and then it should take a few weeks for installation. Mr. Murphy also stated the City has been cleaning more often, however, it has still been a problem. Mr. Murphy thanked the residents for their patience.

Councilmember Doyle suggested every permit application include a trash plan. Mr. Murphy advised each permit now requires a garbage collection plan and a review by the Solid Waste division.

8. **PRESENTATION**
 - a. Retirement Recognition of City Employees

Mayor White and City Council recognized a total of 605 combined years of service from this year's municipal retirees and acknowledged the following retirees in attendance:

<u>Employee</u>	<u>Department</u>
David Houghton	Fire
Richard Mullinax	Fire
Robert Sitton	Fire
Kenneth Spivey	Fire
Steven Whitman	Fire
Mark K. Teal	Office of Management and Budget
James B. Bell	Police
Antonio L. Thomas	Police
Joanne M. Smythe	Police
Sandra Davis-Sitton	Public Works
Donald J. Morgan	Public Works
Patricia Thackston	Public Works

9. PUBLIC HEARING
None

10. APPOINTMENTS – Boards and Commissions
None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

Councilmember Doyle moved, seconded by Councilmember Brasington, to approve second and final reading of agenda items 11a, 11b, 11c, and 11d, first reading of agenda item 12a, and first and final reading of agenda items 13a, 13b, and 13c of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS -- (Ordinances – Second and Final Reading)

- a. Ordinance to extend for an additional four months, through November 30, 2019, that Municipal Service Agreement, between Duke Energy Carolinas, LLC and City of Greenville for use of city rights-of-way
- b. Ordinance to annex approximately 0.27 acre of real property located on Ridge Street along with approximately 0.086 acre of right-of-way along Ridge Street and Guess Street and to provide the zoning designation of RM-1, Single-family and Multifamily Residential District (Tax Map Number 0106000200800) (AX-3-2019)
- c. Ordinance to appropriate \$1,252,715 in the Capital Projects Fund and \$32,947 in the General Fund for the Augusta Fire Station Project (FD1001) and to authorize the reallocation of previously appropriated funds for the same purpose
- d. Ordinance to appropriate \$160,000 in the Law Enforcement Special Revenue Fund, Department of Justice Account for the purpose of funding the Greenville County Multijurisdictional Drug Enforcement Unit, the purchase of smartphone decryption

software, validation studies of recruit hiring practices and health screening criteria, and personal protective equipment carriers for the Greenville Police Department

12. NEW BUSINESS -- (Ordinances – First Reading)

- a. Ordinance to approve the FY2019 Operating Budget for the South Carolina Technology and Aviation Center Board of Directors and to accept the FY 2018 Annual Auditor's Report

13. NEW BUSINESS -- (Resolutions – First and Final Reading)

- a. Resolution to provide for a merit increase to the City Attorney
- b. Resolution to reappoint the Municipal Judge and provide for a merit increase
- c. Resolution to reappoint various judicial positions in Municipal Court under Chapter 22, Municipal Court, of the Code of Ordinances of the City of Greenville

REGULAR AGENDA

14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to annex approximately 0.30 acre of real property located on Mason Street along with approximately 0.15 acre of right-of-way along Mason Street and to provide the zoning designation of RM-1, Single-family and Multifamily Residential District (Tax Map Number 0118001401300) (AX-4-2019)

Councilmember Stall moved, seconded by Councilmember Brasington, to approve first reading.

Tyler Morgan, 102 Mason Street, spoke as the property owner in support of the annexation.

After discussion, the motion carried unanimously.

- b. Ordinance to rezone approximately 24.73 acres of real property located on Fairforest Way and United Way from I-1, Industrial District, to RM-3, Single-family and Multifamily Residential District (Tax Map Number M011010100315) (Z-7-2019)

Councilmember Doyle moved, seconded by Councilmember Stall, to approve first reading.

Assistant Planning and Development Manager Shannon Lavrin stated the Planning Commission found the rezoning to be a good opportunity in an area where there has

been residential growth and advised the Commission voted 6-0 in favor of the rezoning.

Councilmember Fletcher asked whether there had been any industrial prospects for the property, and Ms. Lavrin responded there had not.

After discussion, the motion carried unanimously.

- c. Ordinance to rezone approximately 0.252 acre of real property located on Easley Bridge Road from RM-2, Single-family and Multifamily Residential District, to RDV, Redevelopment District (Tax Map Number 0077000300400) (Z-8-2019)

Councilmember Doyle moved, seconded by Councilmember Flemming, to approve first reading.

Ms. Lavrin stated the Planning Commission recommended denial by a vote of 4-2 based on staff's recommendation. Ms. Lavrin advised there is no surrounding RDV property, the property is in the middle of an area where there is residential and multifamily adjacent to C-3, and it was the opinion of the Planning staff that RDV was not the most appropriate zoning. Ms. Lavrin also advised staff recommended against C-3 which would encroach commercial zoning into the neighborhood. Ms. Lavrin stated staff has been told the desire is to put an office on the property, which is permitted in RM-2 by special exception and is an option through the Board of Zoning Appeals.

Councilmember Flemming asked if there would be a cost for the applicant to go before the Board of Zoning Appeals. Ms. Lavrin responded there would be an application fee, however, it might be possible to allow the rezoning fee to be applied towards the special exception fee.

Councilmember Fletcher asked for clarification regarding spot zoning. Ms. Lavrin stated the property is only a quarter of an acre and while it does not reference to an acreage requirement for spot zoning, the Planning and Development Manager is of the opinion that anything under two acres has the potential to be viewed in that light.

Ahmed Abdeladi, 11 Easley Bridge Road, spoke as the applicant in support of Item 15c. Mr. Abdeladi stated that Planning staff previously recommended he pursue RDV, however, prior to the last Design Review Board meeting he was advised by a staff member of concerns by the neighbors about spot zoning. Mr. Abdeladi also stated he met with the neighbors and the Sterling Neighborhood Association provided him with a letter of support.

Councilmember Doyle requested a map for public viewing during the discussion. Ms. Lavrin provided an exhibit map from the agenda item and pointed out the surrounding properties and zoning classifications.

Dot Russell, 4A Odessa Street, President of the Sterling Neighborhood Association, spoke in support of Item 15c. Ms. Russell stated the community

supports Mr. Abdeladi and is willing to do whatever necessary to assist Mr. Abdeladi. Ms. Russell asked for Council's assistance as well.

Councilmember Doyle asked for other uses allowed in RDV zoning. Ms. Lavrin responded the zoning allows for restaurants with a special exception for a drive-thru, small retail, office uses, some medical uses, and a funeral home. Ms. Lavrin stated the Planning Department did not want C-3 for the property because it is more intense and encroaches into the neighborhood.

Councilmember Flemming stated she appreciates the Planning Commission advising Mr. Abdeladi to look at a zoning less intense for the community. Councilmember Flemming also stated she supports the neighborhood and sees no problem with RDV zoning.

Ms. Russell questioned if Council is deciding on the rezoning based on what future business might be on the property. Mayor White responded that Council could consider that factor as part of the process and stated RDV zoning serves as a protective zoning classification.

Councilmember Brasington asked if the applicant would have the same results with pursuing an RM-2 with a special exemption as he would with a RDV zoning. Ms. Lavrin responded she did not assist the applicant with this item and could not comment without further investigation. Councilmember Brasington asked if special exemption requests from the Board of Zoning Appeals would come to City Council for action. Ms. Lavrin responded those special exemptions are satisfied by the Board of Zoning Appeals as long as they meet all the requirements.

After discussion, the motion carried unanimously.

- d. Ordinance to amend Chapter 40, Taxation, Article IV, Special Tax Assessment for Rehabilitated Historic Property, of the Code of Ordinances of the City of Greenville to provide for administrative revisions

Councilmember Brasington moved, seconded by Councilmember Fletcher, to approve first reading. The motion carried unanimously.

- e. Ordinance approving amendments to the City of Greenville's Firefighters' Pension Fund Plan

Councilmember Brasington moved, seconded by Councilmember Stall, to approve first reading. The motion carried unanimously.

- f. Ordinance to abandon Cemetery Street and an unnamed alley located between Cemetery Street and East Stone Avenue (AB-1-2019)

Councilmember Brasington moved, seconded by Councilmember Stall, to approve first reading. The motion carried unanimously.

- g. Ordinance to abandon Solomon Circle (AB-2-2019)

Councilmember Doyle moved, seconded by Councilmember Stall, to approve first reading. The motion carried unanimously.

- h. Ordinance to appropriate \$38,125 in the Hospitality Tax Fund to support the Lake Conestee Nature Park pursuant to the city of Greenville's Agreement with Conestee Foundation, Inc.

Councilmember Fletcher moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to support the "Ban the Box" initiative by increasing employment opportunities for qualified applicants with past criminal convictions

Councilmember Flemming thanked Assistant City Attorney Logan Wells and Human Resources Director Athena Miller for their assistance and shared that the City has been implementing the actions in the Resolution for years.

Councilmember Flemming moved, seconded by Councilmember Stall, to approve first and final reading.

Mayor White thanked Councilmember Littlejohn for her participation early in the process. Councilmember Stall thanked Jerry Blassingame for his efforts with moving the item forward and referred to the action being a catalyst for other municipalities.

After discussion, the motion carried unanimously.

- 17. ADJOURN.** There being no further business, the meeting adjourned at 6:25 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK